



**Steeple Lodge, Church Road,  
Sutton Coldfield, B73 5GB**

**£205,000**

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This superbly presented perfectly located ground floor two bed retirement apartment occupies a highly sought-after position in this well regarded and sought-after development.

Enjoying no onward chain, views over the attractive communal gardens and close proximity to Boldmere high street, with a wealth of desirable amenities including public transport links, shops and parkland close by.

The accommodation includes a generous living room, family bathroom and guest wc, along with use of an owners' lounge, laundry and well-being suite.

The development has the benefit of daytime management and emergency intercom all set in attractive well-maintained gardens with owners' car park.

- SUPERBLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT
- TWO GENEROUS BEDROOMS
- FAMILY SHOWER ROOM AND SEPARATE GUEST CLOAKROOM
- WELL PROPORTIONED LIVING ROOM
- CONTEMPORARY FITTED KITCHEN
- WELL KEPT COMMUNAL GARDENS
- COMMUNAL LOUNGE WITH KITCHEN OFF AND LAUNDRY
- CLOSE PROXIMITY TO BOLDMERE AND ITS SUPERIOR AMENITIES
- ON SITE MANAGEMENT AND EMERGENCY INTERCOM





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 22nd August 2022

## Property Specification

**SUPERBLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT**

The property briefly comprises:

**WC 2.21m (7'3") x 1.02m (3'4")**

**Living Room 7.65m (25'1") x 2.67m (8'9")**

**Kitchen 3.40m (11'2") x 2.31m (7'7")**

**Bedroom 4.94m (16'3") max x 2.78m (9'2")**

**Bedroom 4.94m (16'3") x 2.81m (9'2")**

**Shower Room 2.06m (6'9") x 1.68m (5'6")**

### Viewer's Note:

Services connected: Mains electricity, water & drainage  
Council tax band: D  
Tenure: Leasehold 116 years remaining  
Ground Rent: £700 per annum  
Service Charge: £3522 per annum  
Restrictions: Retirement development - over 60's

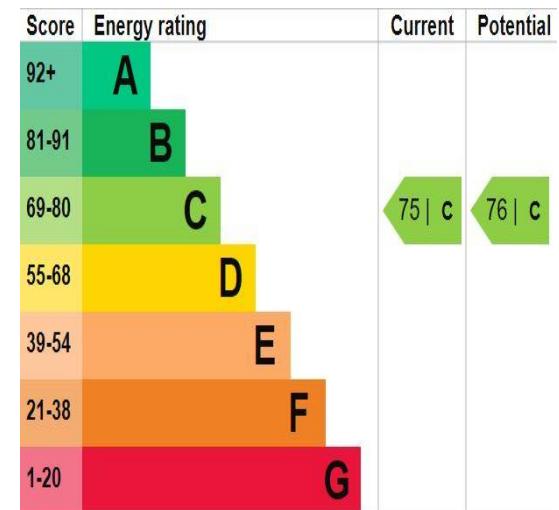
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Floor Plan



## Energy Efficiency Rating



## Map Location

